

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for NE quadrant of Rush River Drive
& Windbridge Drive (P84-125)

The staff report on this item is being prepared
and will be forwarded to you at the earliest possible
time.

Respectfully submitted,

Suzanne Glimstad

Suzanne Glimstad,
Sec. to Commission

Since the ultimate population holding capacity in the Pocket community will be between 43,000-48,000 people, the community will only have enough people to support the existing Lakecrest Shopping Center (two community shopping centers require between 80,000-200,000 people). Consequently, the shopping center designation in this area of the community should be limited to neighborhood shopping in order to ensure the Lakecrest Shopping Center has an adequate supporting population and revenue base.

Conclusion

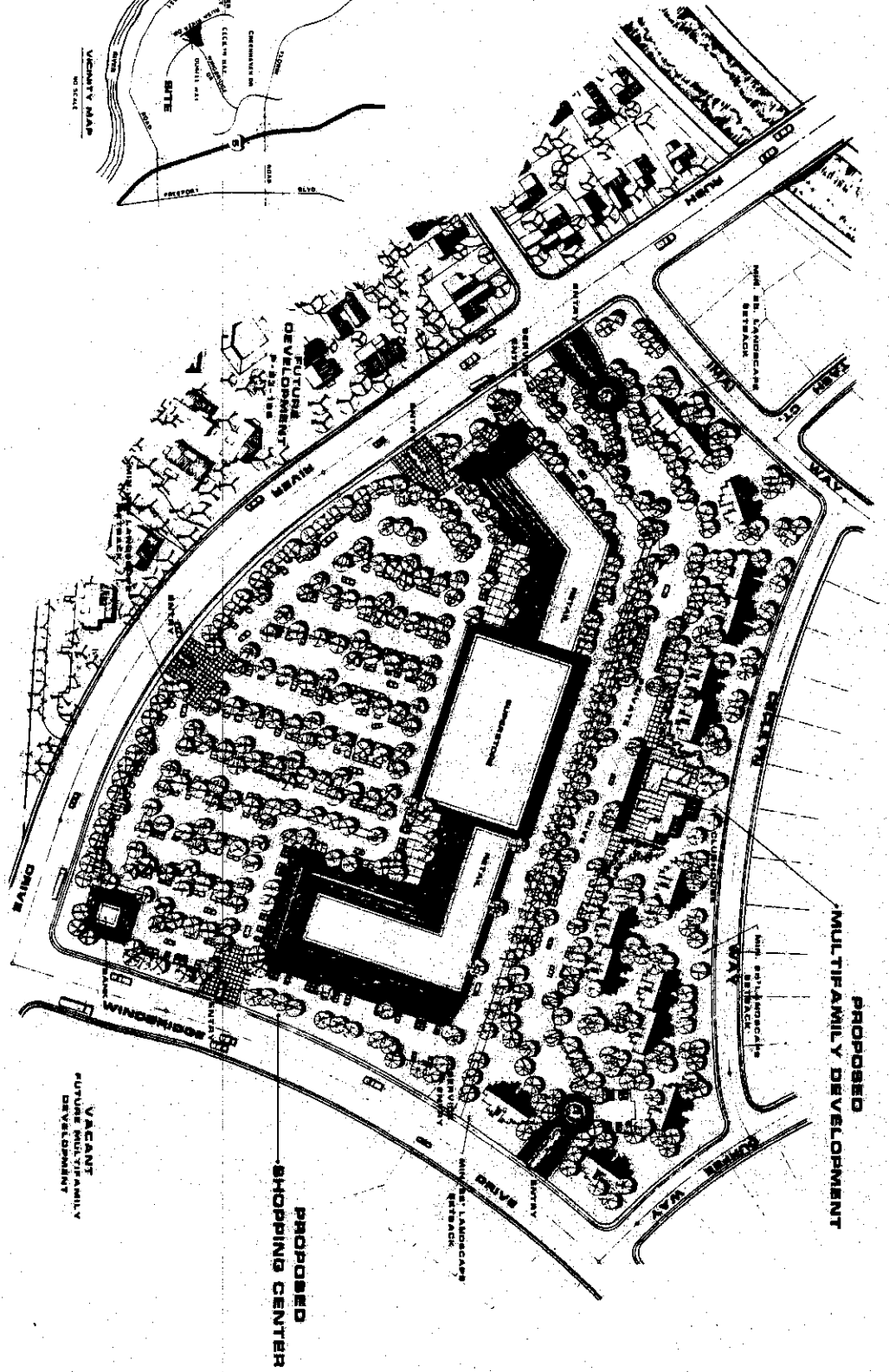
After reviewing the proposed project in relation to the future shopping needs of the community, the following conclusions can be made:

1. The southern portion of the Pocket community will need a neighborhood shopping center sometime in the future.
2. The proposed Windbridge shopping center can satisfy the neighborhood shopping needs of this area if the anchor tenants are neighborhood related. The applicant should provide information to substantiate that the project will not adversely impact Lakecrest Center.
3. If staff decides to support this commercial project, the existing shopping center designation located to the southeast should be removed.
4. The old shopping center designation should be replaced with a residential land use.

84-125

6-28-84

No. 4



SCHEMATIC PLAN SUMMARY

PROPOSED USE	BUILDING AREA	NET LAND AREA	DENSITY SQ. FT. PER AC.	DENSITY DWELLING UNITS PER AC.	DWELLING UNITS
SHOPPING CENTER	180,000	11.8	15,294		
MULTIFAMILY CONDOS, TOWNHOUSES OR APARTMENTS		7.5 AC.		174 DU./AC.	130
TOTAL NET LAND AREA		18.8 AC.			

EXISTING ZONING: R-1 & R-28.4
 PROPOSED ZONING: R-28.4 & R-3
 PARKING REQUIREMENTS:
 MULTIFAMILY - 1.5 PARKING SPACES PER DWELLING UNIT
 SHOPPING CENTER - 3 SPACES PER SQ. FT. OF BUILDING AREA

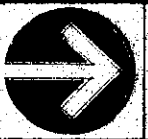
SCHEMATIC PLAN

WINDBRIDGE

CITY OF SACRAMENTO

CALIFORNIA

SCHEMATIC SITE PLAN



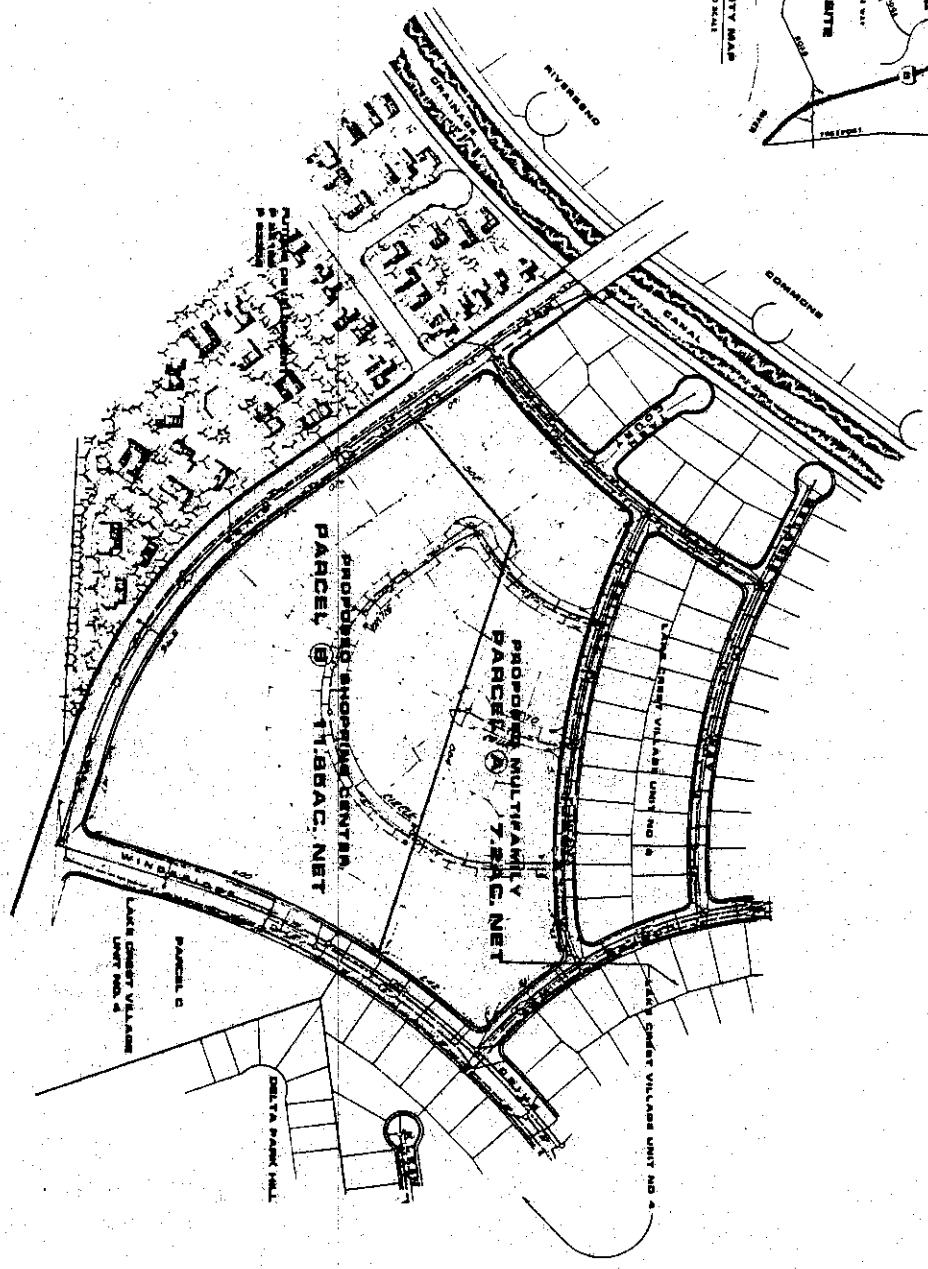
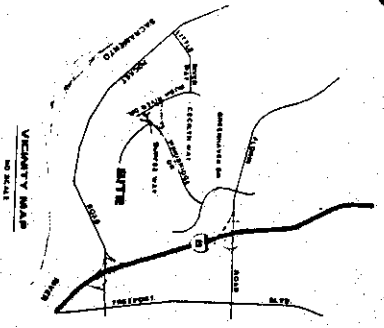
JUNE 1984

1

P 84125

6-28-84

No. 4



LEGEND

1" = 100' (VERTICAL SCALE)

1" = 100' (HORIZONTAL SCALE)

PROPOSED MULTIFAMILY PARCEL (7,200 S.F. NET)

PROPOSED SHOPPING CENTER PARCEL (11,800 S.F. NET)

COMMONS

VENETIAN VILLAGE UNIT NO. 1

VENETIAN VILLAGE UNIT NO. 2

VENETIAN VILLAGE UNIT NO. 3

VENETIAN VILLAGE UNIT NO. 4

VENETIAN VILLAGE UNIT NO. 5

VENETIAN VILLAGE UNIT NO. 6

VENETIAN VILLAGE UNIT NO. 7

VENETIAN VILLAGE UNIT NO. 8

VENETIAN VILLAGE UNIT NO. 9

VENETIAN VILLAGE UNIT NO. 10

VENETIAN VILLAGE UNIT NO. 11

VENETIAN VILLAGE UNIT NO. 12

VENETIAN VILLAGE UNIT NO. 13

VENETIAN VILLAGE UNIT NO. 14

VENETIAN VILLAGE UNIT NO. 15

VENETIAN VILLAGE UNIT NO. 16

VENETIAN VILLAGE UNIT NO. 17

VENETIAN VILLAGE UNIT NO. 18

VENETIAN VILLAGE UNIT NO. 19

VENETIAN VILLAGE UNIT NO. 20

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VENETIAN VILLAGE UNIT NO. 33

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VENETIAN VILLAGE UNIT NO. 35

VENETIAN VILLAGE UNIT NO. 36

VENETIAN VILLAGE UNIT NO. 37

VENETIAN VILLAGE UNIT NO. 38

VENETIAN VILLAGE UNIT NO. 39

VENETIAN VILLAGE UNIT NO. 40

VENETIAN VILLAGE UNIT NO. 41

VENETIAN VILLAGE UNIT NO. 42

VENETIAN VILLAGE UNIT NO. 43

VENETIAN VILLAGE UNIT NO. 44

VENETIAN VILLAGE UNIT NO. 45

VENETIAN VILLAGE UNIT NO. 46

VENETIAN VILLAGE UNIT NO. 47

VENETIAN VILLAGE UNIT NO. 48

VENETIAN VILLAGE UNIT NO. 49

VENETIAN VILLAGE UNIT NO. 50

WINDBRIDGE

TENTATIVE
PARCEL
MAP



3

MAP

B4

CITY OF SACRAMENTO

DATE: 6/28/84

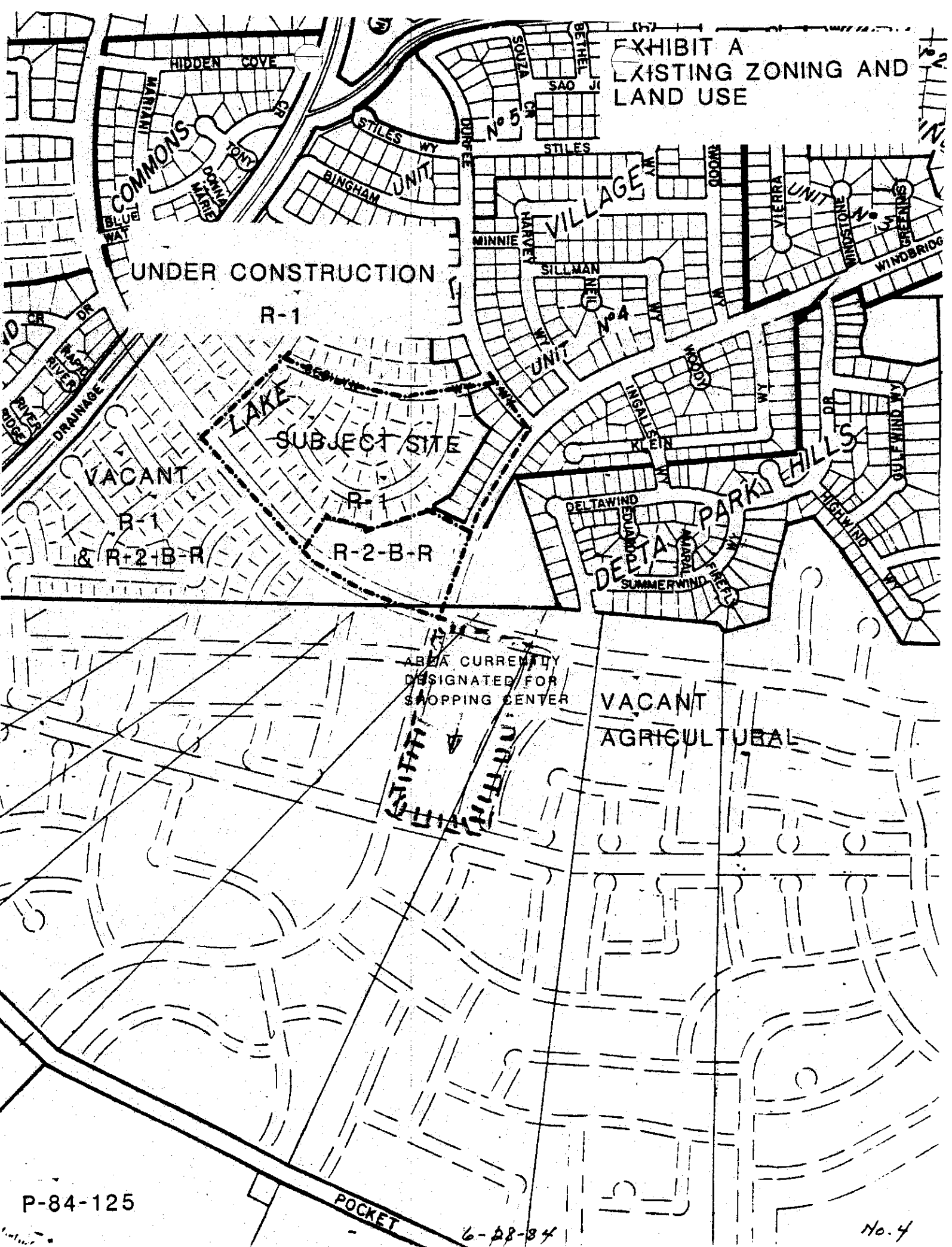
Table 1

City of Sacramento
Proposed Shopping Center Standards

Shopping Center Type	Function	Leading Tenant	Location	Service Radius	Supporting Population	Acres	Gross Leasable Area	Number of Stores
Neighborhood Convenience Center	Portion of day to day shopping needs of immediate neighborhood. Street corner developments, convenience grocery, corner drugstore or other convenience or personal services.	Convenience grocery store	Intersection of local or main collector streets serves walk in traffic.	Less than .75 miles from existing or planned center.	2,500 to 10,000	Less than 3 acres	Less than 18,000 sq. ft.	Less than 7
Neighborhood Shopping Center	Sale of convenience goods: food, drugs, sundries and personal needs. Meets daily needs of an immediate neighborhood area.	Supermarket or drugstore	Centers of trade, intersection of major or collector streets, on one quadrant.	1 to 3 miles	10,000 to 40,000	3-12	30,000 to 100,000 sq. ft.	8-45
Community Shopping Center	Shopping goods added to convenience range of personal, professional and variety clothing, small furniture and appliance stores, florists, jewelry, post office and entertainment places. Most vulnerable to competition.	Jr. department store, or large variety discount store.	Freeway oriented, center of trade, one quadrant of the intersection of major streets or expressway.	2 to 5 miles	40,000 to 100,000	12-30	100,000 to 200,000 sq. ft.	34-68
Regional Shopping Center	Full depth and variety of shoppers goods, general merchandise, apparel, furniture, home furnishings, comes closest to reproducing shopping facilities and customer attractions once available only in CBD.	Full-line department store with a minimum of 100,000 sq. ft.; if two, anchors at each end.	Intersection of major arterial streets or expressways.	8 miles or more, ordinarily 20 minutes driving time	300,000 and more	30-50 or more	300,000 to 1,000,000 sq. ft. (a center with more than 750,000 sq. ft. and 3 or more full-line department stores is classified as a super-regional shopping center)	100 or more

LMS:lao
2.23.83 wp lf

EXHIBIT A
EXISTING ZONING AND
LAND USE



UNDER CONSTRUCTION

R-1

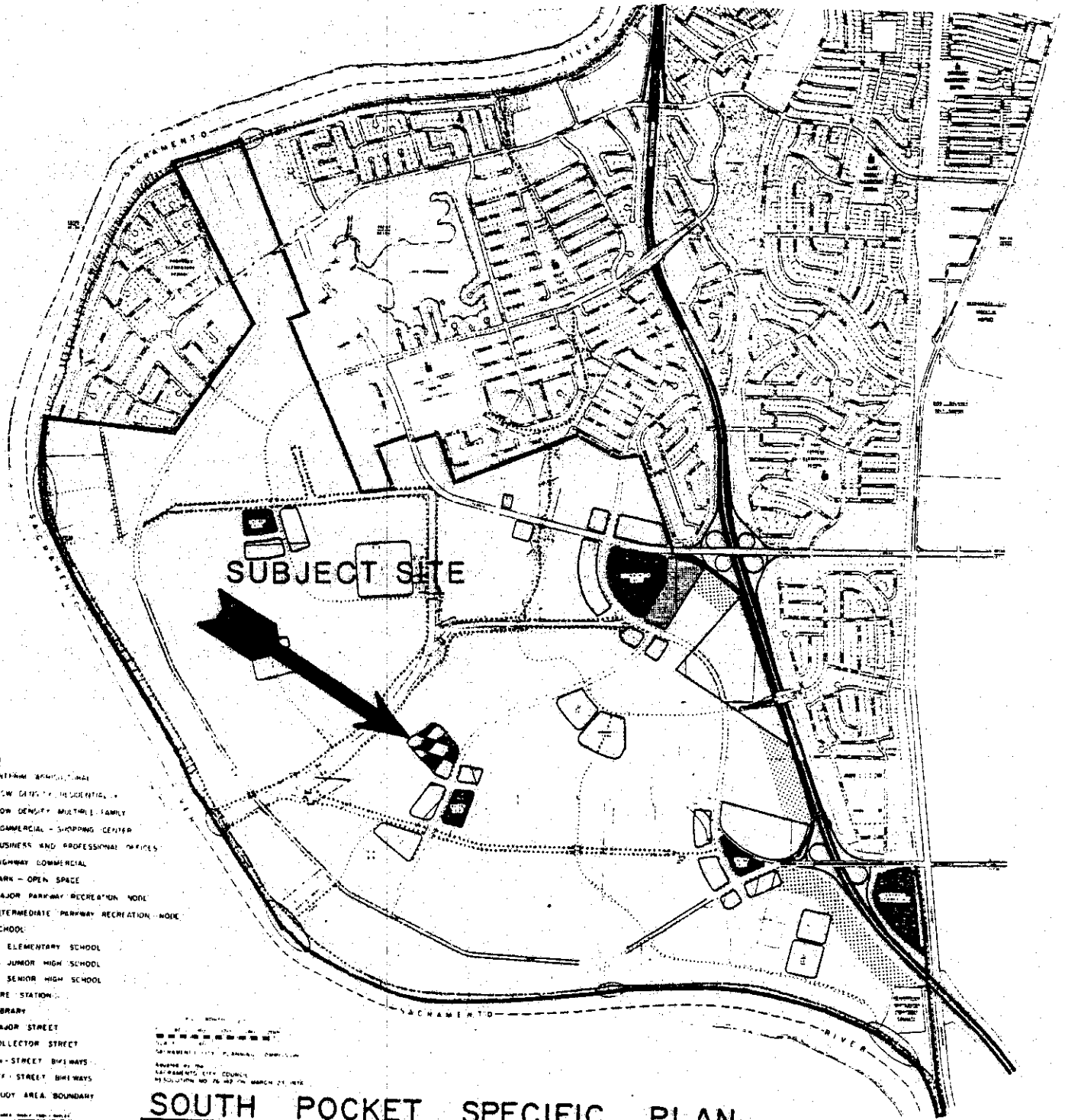
SUBJECT SITE

R-1

R-2-B-R

AREA CURRENTLY
DESIGNATED FOR
SHOPPING CENTER

VACANT
AGRICULTURAL



LEGEND

- INTERMEDIATE DENSITY ZONE
- LOW DENSITY RESIDENTIAL
- LOW DENSITY MULTIFAMILY
- COMMERCIAL - SHOPPING CENTER
- BUSINESS AND PROFESSIONAL OFFICES
- HIGHWAY COMMERCIAL
- PARK - OPEN SPACE
- MAJOR PARKWAY RECREATION NODE
- INTERMEDIATE PARKWAY RECREATION NODE
- SCHOOL:**
- ELEMENTARY SCHOOL
- JUNIOR HIGH SCHOOL
- SENIOR HIGH SCHOOL
- FIRE STATION
- LIBRARY
- MAJOR STREET
- COLLECTOR STREET
- ON-STREET BIWAYS
- OFF-STREET BIWAYS
- STUDY AREA BOUNDARY
- FREEWAY NOISE IMPACTED AREA

SOUTH POCKET SPECIFIC PLAN

APPROVED BY THE
SACRAMENTO CITY COUNCIL
RESOLUTION NO. 76-0277 MARCH 27, 1976

3. The subject site is currently designated for residential uses in the South Pocket Community Plan and the General Plan. Plan amendments are, therefore, necessary for the applicant to accomplish his objectives. The site located at the southeast quadrant of Windbridge Drive and Rush River Drive is presently designated as a neighborhood shopping center in the South Pocket Community Plan. The current request will be in addition to the existing designation (see Exhibit A).

The applicant has submitted a report entitled "Windbridge Retail Market Analysis." This is a market analysis completed by the Real Estate and Land Use Institute of California State University, Sacramento Research Center. This document is intended to demonstrate the need for additional commercially designated land in the South Pocket Community Plan area. The Planning Division's Advance Planning staff evaluated the Windbridge Market Analysis and expressed concerns regarding its basic assumptions and the method by which the conclusions were made. The proposal was, therefore, evaluated using the Planning Division's Locational Criteria for Shopping Centers (see Exhibit B). Staff's conclusion is that there is sufficient land currently designated for commercial uses in the South Pocket area. If the existing commercial shopping center designation is retained on the property located to the southeast, enough land will be available for a community shopping center (18 acres). However, the population in the entire Pocket Community is anticipated to be between 43,000 and 48,000 at build-out. This is sufficient population to support one community shopping center (Lake Crest Village) as well as one more neighborhood shopping center. Approval of this project would create excess commercially zoned property in the Pocket and negatively impact the viability of the existing Lake Crest Village community shopping center.

If this project should be approved then the existing shopping center designation located to the southeast should be removed and replaced with a residential designation. Exhibit C is staff's detailed market analysis of the subject project.

4. In conclusion, no compelling evidence has been submitted to justify the plan amendments and rezonings necessary to accommodate the proposed project. Approval of the project would adversely affect the viability of existing commercial development and create an excess of commercially zoned property in the area.

STAFF RECOMMENDATION: Staff recommends:

- A. Ratification of the Negative Declaration;
- B. Denial of the General Plan Amendment from Residential to Commercial and Offices;
- C. Denial of the South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family to Low Density Multi-family and Commercial and Office;
- D. Denial of the Rezoning of 7± acres from Single Family (R-1) to Shopping Center-Review (SC-R);
- E. Denial of the Rezoning of 8± acres from Single Family (R-1) to Garden Apartment-Review (R-2A-R);
- F. Denial of the Rezoning from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R);
- G. Denial of the Tentative Map.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 13, 1984, by a vote of six ayes, one no and two absent, the Subdivision Review Committee voted to recommend approval of the project. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Off-site dedication and improvement to a 90° half-section and an expanded intersection required to complete intersection at Rush River Drive and Windbridge Drive. (City will condemn at subdivider's expense, if necessary);
5. Pay Pocket Bridge fees;
6. Minimum lot pad elevation = +3.5 feet;
7. Dedicate and improve Imai Way to a 50-foot right-of-way from Rush River Drive to Cecilyn Way;
8. Dedicate and improve Durfee Way to a 50-foot right-of-way from Windbridge Drive to Cecilyn Way;
9. Dedicate vehicular right of access along Cecilyn Way to the City;
10. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code.

STAFF EVALUATION: Staff has the following concerns and comments:

1. The applicant's original proposal consisted of 9± acres of Garden Apartment (R-2B-R) zoning, allowing a maximum of 195 units and 10± acres of Shopping Center (SC-R) zoning for 103,600 square feet of commercial space. The map was reviewed by the Subdivision Review Committee on May 9, 1984. The Committee recommended denial of the tentative map because the proposed density increases would create demands on the sewer system, exceeding designed capacities.
2. The applicant has since submitted revised plans. The current request includes rezoning 7± acres to Garden Apartment (R-2A-R) which would allow 17.4 units per acre, or a maximum of 125 units and 12± acres to Shopping Center (SC) with 150,300 square feet of commercial structure. The applicant has submitted a sewer study to the City Engineer for review. The City Engineer indicated that the revised project will not increase the demand on the sewer capacity. The Subdivision Review Committee therefore voted to recommend approval of the project. The applicant's request is for conceptual approval. Detailed floor plans and elevations will be submitted for approval at a future date.

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Placer Savings & Loan, 385 Nevada Street, Auburn, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3/23/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	4/16/84	EIR	ASSESSOR'S PCL NO: 031-020-62; 031-604-01 thru 031-900-01 thru 59

- APPLICATION:
- A. Ratify Negative Declaration
 - B. General Plan Amendment from Residential to Commercial and Offices (Sec. 13)
 - C. South Pocket Community Plan Amendment from Low Density Residential and Low Density Multi-Family to Low Density Multi-Family and Commercial/Shopping Center (Sec. 13)
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 - E. Rezone 8± acres from Single Family (R-1) to Garden Apartment (R-2A-R) (Sec. 13)
 - F. Rezone 4± acres from Garden Apartment-Review (R-2B-R) to Shopping Center-Review (SC-R) (Sec. 13)
 - G. Tentative Map (P84-125)

LOCATION: Northwest quadrant of Windbridge Drive and Rush River Drive

PROPOSAL: The applicant is requesting necessary entitlements to designate 11± acres for a shopping center facility and 8± acres for multi-family uses for future development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Multi-Family and Low Density Residential
Proposed Plan Designation:	Low Density Multi-Family and Commercial/Shopping
Existing Zoning of Site:	15 acres (R-1); 4± acres (R-2B-R)
Proposed Zonings:	R-2A-R, SC-R
Existing Land Use of Site:	Vacant
<u>Surrounding Land Use and Zoning:</u>	
North:	Vacant; R-1
South:	Vacant; R-1A and R-2B-R
East:	Vacant; R-1 and R-2B-R
West:	Vacant; R-1
Property Dimensions:	Irregular
Property Area:	19± acres
Density of Development:	17.4 du/ac maximum
Square Footage of Building:	150,300 sq. ft. retail
Topography:	Flat
Street Improvements/Utilities:	To be provided

BACKGROUND INFORMATION: The subject site is a portion of Lake Crest Village Unit 4 approved by the City Council on April 17, 1979 (P-8499). The original approval consisted of 4± acres of multi-family (R-2B-R) located at the intersection of Windbridge Drive and Rush River Drive. The remainder was approved for 68 standard single family lots.

EXHIBIT "C"

MEMO TO: Mike Lake and Will Weitman

FROM: Gary Ziegenfuss

SUBJECT: Analysis of the Proposed Windbridge Shopping Center (P84-125)

Placer Savings and Loan has submitted a proposal to rezone 11.6 acres from R-1 and R-2B-R to SC-R and to amend the Pocket Community Plan in order to designate the property for a commercial shopping center. However, other parcels located immediately to the southeast already have been designated for a shopping center. Consequently, staff must determine how much property should be allocated for shopping in this area of the Pocket community.

The Department's New Shopping Center Standards

In order to assist staff in making this determination, the commercial needs of the entire Pocket community was reevaluated using the department's new shopping center standards. These standards were prepared to support the update of the City's General Plan; they were also used to prepare the new North Sacramento and Airport-Meadowview Community Plan.

The new standards are listed on Table 1. They were derived from the shopping center characteristics found in the Urban Land Institute's Shopping Center Development Handbook (1977), and from discussions with knowledgeable market research firms (Coldwell Banker and P. J. Donnelly and Associates). These standards are inter-related; however, the key measure is the major tenant classification. According to the Urban Land Institute, the major tenant determines the type of shopping center, not building size or site area. The supporting population criterion shows the range of population which is necessary to support a particular type of center. This factor does not incorporate calculations relating to purchasing power. An analysis of purchasing power is made during the site planning of a specific project.

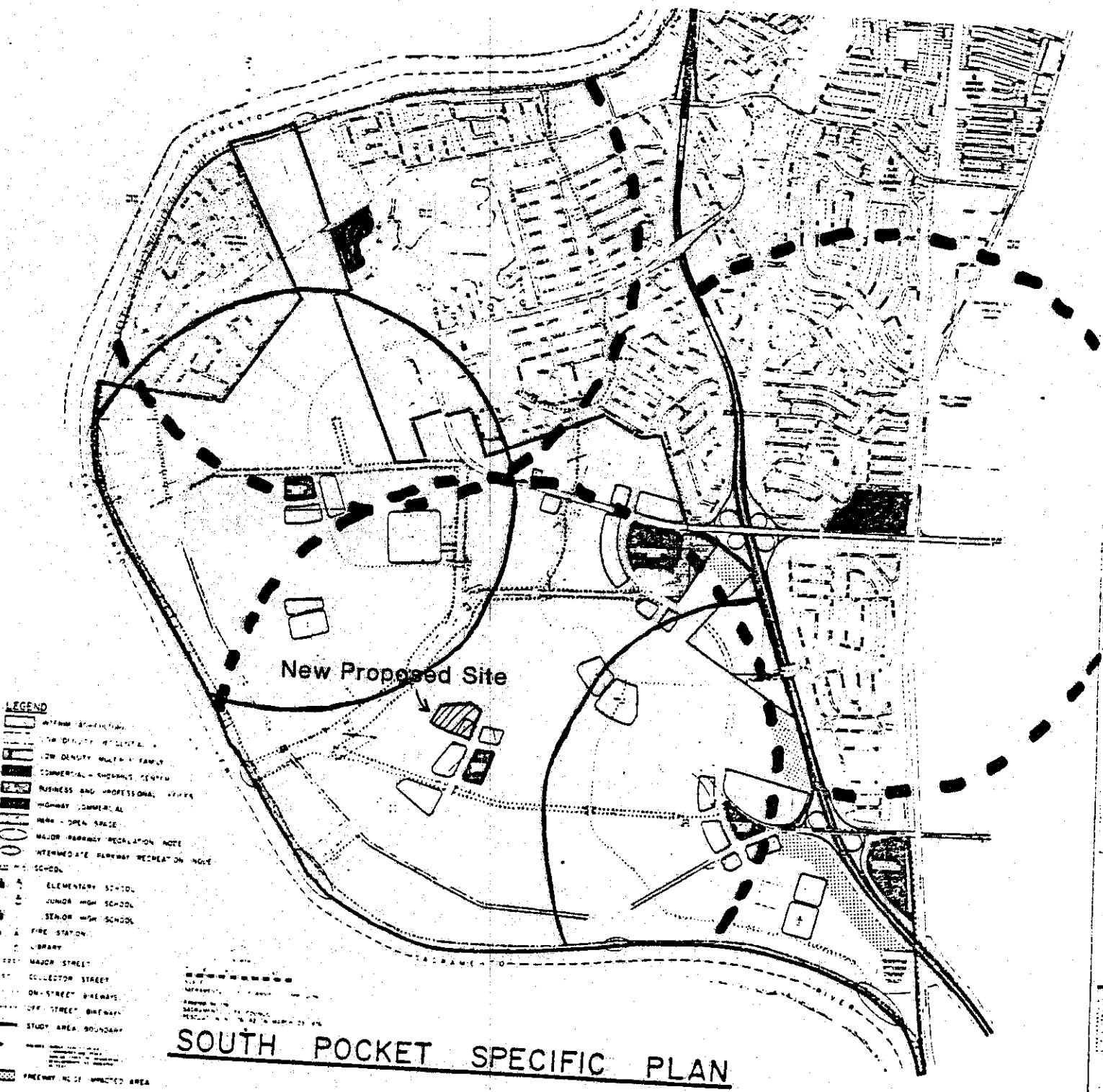
Comparison of Designated Shopping Centers With the New Standards

Four shopping centers presently exist in the Pocket community - Bel Air (Florin Road and South Land Park Drive), Alpha Beta (Florin Road and Riverside Boulevard), Food Fair Center (Florin Road and Riverside Boulevard), and the Lakecrest Shopping Center (Florin Road and Greenhaven Drive). After reviewing background information provided by the applicant, existing statistical information, and after visiting the shopping centers, Table 2 was prepared in order to match the characteristics of the shopping centers.

When we compare these characteristics with the department's shopping center standards, these shopping centers can be defined as follows:

EXHIBIT 2

Service Radius
All Designated Shopping Centers



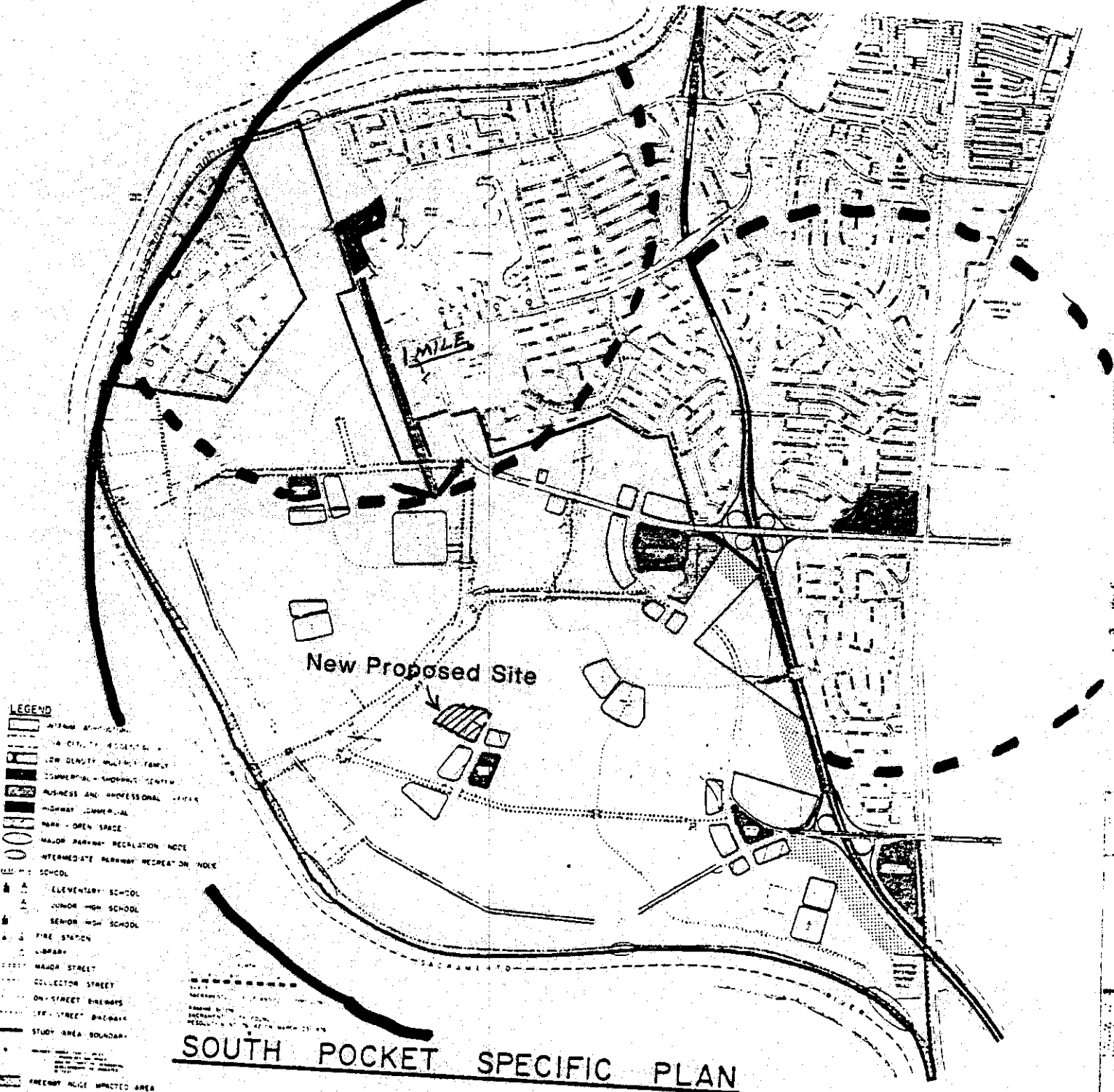
1 MILE RADIUS NEIGHBORHOOD SHOPPING

0.75 MILE RADIUS NEIGHBORHOOD CONVENIENCE SHOPPING

EXHIBIT I

Service Radius Existing Shopping Centers

COMMUNITY SHOPPING AREA SERVICE RADIUS



- LEGEND**
- [Symbol] AIRPORT
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] LOW DENSITY MULTIFAMILY
 - [Symbol] COMMERCIAL SHOPPING CENTER
 - [Symbol] BUSINESS AND PROFESSIONAL OFFICE
 - [Symbol] HIGHWAY COMMERCIAL
 - [Symbol] PARK - OPEN SPACE
 - [Symbol] MAJOR PARKWAY RECREATION NODE
 - [Symbol] INTERMEDIATE PARKWAY RECREATION NODE
 - [Symbol] SCHOOL
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 - [Symbol] FIRE STATION
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 - [Symbol] MAJOR STREET
 - [Symbol] COLLECTOR STREET
 - [Symbol] ON-STREET BIWAY
 - [Symbol] OFF-STREET BIWAY
 - [Symbol] STUDY AREA BOUNDARY
 - [Symbol] FUTURE HIGHWAY IMPACTED AREA

SOUTH POCKET SPECIFIC PLAN

2 MILE RADIUS COMMUNITY SHOPPING

1 MILE RADIUS NEIGHBORHOOD SHOPPING

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